

TOWN COMMITTEE MINUTES

RSA 91-A:2 states that minutes from each meeting of each Town body must "be promptly recorded and open to public inspection not more than five business days after the meeting."

Minutes are often not in publishable form at that point. Considering the time it takes to make them publishable, and the long lag between issues of the *Beacon*, it may be a month or more before they appear in the *Beacon*.

Planning Board

February 27, 2018

Condensed from approved minutes

Members Present: Nancy Teach, Chair; Paul Currier; Art Urie; and Dave Blinn, Ex-Officio

Also present for duration of appropriate items: Pat Moyer, Zoning & Planning Coordinator; Victor Manougian, Attorney for Verizon; Brian Ross, Structure Consulting Group; Matt Tilden, Dewberry Engineering Inc; Maryann Broshek; and Steve Lord

Completeness Review: Site Plan Review Application and Checklist for Bell Atlantic Mobile Systems of Allentown, D/B/A Verizon Wireless

Manougian submitted an updated packet on February 23 which included the items previously requested by the Planning Board at the February 13 meeting (see items indicated in the minutes of the February 13 meeting).

Currier reported he has reviewed the revised documents and found that the application is complete, with the exception that designation of the generator model including the manufacturers' level of noise suppression and the attenuation calculations from the generator to the property line were not indicated. Submitted.

Teach reported that Planning Board member Randall Costa and Town Counsel Matt Serge reported that they have worked together on the easement, and it is Teach's understanding that it is complete and Manougian concurred.

Currier made a motion to deem the application complete with the following conditions, all of which are to be met

prior to issuance of a building permit:

- Specifications of noise emissions from the generator and attenuation calculations between the generator location and the property line shall be submitted.
- Stake the centerline of the access road and the maximum disturbance at various points.
- The Landscape Easement in the February 27 agreed form shall be signed by all parties.
- Memorandum of Lease shall be signed by all parties.
- Submission of Surety Insurance Bond for the tower and pole removal.
- The Planning Board, Selectboard, Conservation Commission and a forester expect to conduct a satisfactory site visit and review within two weeks of the stakes being placed; perhaps the week of April 23.
- Urie seconded the motion and the board voted unanimously in favor of deeming the application complete with the conditions indicated.

Public Hearing: Bell Atlantic Mobile Systems of Allentown, Inc d/b/a Verizon Wireless – proposed installation of a wireless communication facility at 640 Main Street, Tax Map 82, Lot 090,242

Teach opened the public hearing at 7:30 PM Broshek asked the following:

1. What was going to happen because Belletetes would not allow their property to be included in the 150' forest buffer? The response was the Zoning Board of Adjustment approved a variance to the buffer on December 19.
2. What are the three variances that

Office Hours & Meetings

OFFICE HOURS

Town Office: Mon–Thu 8:30–1

Town Clerk & Tax Collector:

Mon, Wed, Thu, 9–2 • Tue, 1:30–6:30

Last Saturday of month, 9–11

(except long holiday weekends)

Building Inspector: Tues, 6–7

Zoning Code Administrator: Tues, 6–7

Transfer Station: Wed, 7–6

(7–5 during Standard Time) Sat, 7-5

Andover Library:

Mon, 6–8

Wed, 9–12 & 6–8

Thu, 1–5 • Sat, 10-12

Bachelder Library:

Tues, 9–12 & 6–8

Thu, 1–5 • Fri, 1–5

Swap Event:

2nd Sat (May-Oct; rain date: 3rd Sat),

Transfer Station, 8-12

MEETINGS

At the Town Hall unless otherwise noted
Capital Improvement Planning: Last Thu, 7

Conservation: 2nd Wed, 7

Emergency Medical Service:

2nd Wed, Andover Fire Station, 7

Fire Department: Mon, 7

Fourth of July: 1st Wed,

Andover Fire Station, 7

Library Trustees: 3rd Thu, 7 Andover

or Bachelder Library

Planning Board: 2nd & 4th Tue, 7

Recreation: 2nd Tues, 7,

AE/MS Science Room

School Board: 1st Tue

(except July), 6:30, AE/MS

Select Board: 1st & 3rd Mon, 6:30

Zoning Board of Adjustment:

3rd Tue, 7

For more information, call the Town Office at 735-5332.

were granted by the Zoning Board of Adjustment? The response was no separate document but the December 19 minutes show the three variances that were approved – 150' buffer decrease at Belletetes property line, height of tower to 120 feet, increase in number of feet (41) above canopy height. Votes were 3 in favor and 1 against for tower height and increase in feet above canopy. Buffer vote was 4 in favor and 1 against for buffer.

3. When will the generator operate? The response was a twenty minute test each week and then if the power goes out for more than eight hours.

4. Would additional carriers mean more generators? The response was probably yes, because the carriers typically use generators.

5. Who enforces and holds the easement? The response was the Selectboard.

6. Is safety information (radio frequency) a part of anything? The response was that a report and licenses

were given to the Zoning Board of Adjustment at their public hearing.

Broshek stated she would like to see the forest buffer zone (the landscape easement) be staked out on the ground prior to issuance of a building permit, on the property line with Belletetes, the circular area around the enclosure fencing and the upper portion that runs below the new access road. This was agreed to. The Conservation Commission (CC) is responsible for monitoring this easement area. All agreed that clear marking was needed for accurate monitoring. Teach asked that the CC restore markings as needed when doing the monitoring.

The forest buffer agreement was presented as a final document with the name "Conservation Landscape Easement". Since a conservation easement is very different than the easement required in the cell tower ordinance, Broshek asked that the name be changed to agree with the name in the ordinance "Landscape Easement". Everyone agreed and the title of the document was changed.

Broshek asked who is responsible for enforcing the easement. The reply was the town. If the CC discovers something not in accordance with the easement, the CC will report this to the Selectboard (BOS). CC will use their regular town monitoring form and include this in the yearly monitoring of town properties with a written copy to the BOS and one filed in the monitoring book.

Broshek asked that the powerpoint presentation for the safe radio frequencies become a part of the background information for the PB decision. The PB agreed it should be part of their documentation and Broshek will send it to Teach.

Broshek suggested Tim Fleury as the forester who would be invited to attend. That was accepted, and Teach will invite Fleury to the site visit.

Broshek also stated that as a private

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